



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 2 Avenue #1105, Calgary T2P0E4**

MLS® #: **A2185803**

Area: **Eau Claire**

Listing Date: **01/06/25**

List Price: **\$665,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **853**

Low Sqft:

Ttl Sqft: **853**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

DOM

**3**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**

Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>6`11" x 5`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`1" x 8`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 10`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 8`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$495**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**TBD**

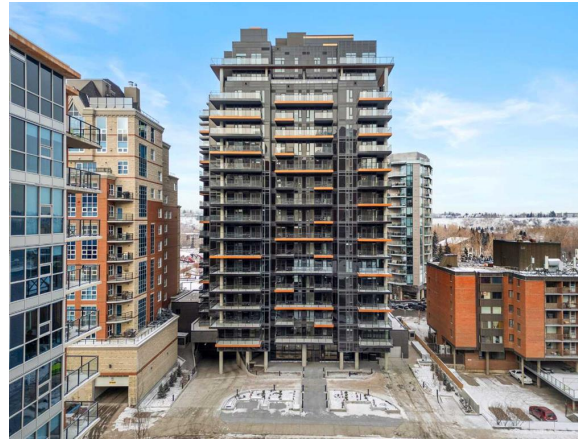
Legal Desc: **2411886**

Remarks

Pub Rmks: **Don't miss your chance to own a stunning 2-bedroom plus den condo in the prestigious First & Park Building, located in the heart of Eau Claire. Situated on the 11th floor, this unit boasts breathtaking south-facing views, filling the space with abundant natural light. Designed with an open-concept layout, it features premium finishes, including luxury vinyl plank flooring, a versatile den, a south-facing balcony perfect for enjoying sunny days, and the convenience of window coverings. The condo includes one titled parking stall and one titled storage locker. Located just steps from Prince's Island Park and downtown's financial core, this property offers an unbeatable blend of luxury and accessibility. Currently under construction, it's a rare opportunity to secure a prime unit before completion. Photos will be uploaded soon to showcase its full potential. Whether you're searching for a stylish home or a smart investment, this condo is a perfect choice. Contact us today for more details!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





**Suite E2**  
2 bedroom - den  
interior: 853 sq. ft.  
exterior: 195 sq. ft.  
total: 1048 sq. ft.

**first & park**  
LUXURY APARTMENTS  
1000 PARK AVENUE  
HOUSTON, TX 77010

**STARWOOD**  
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